



**Bramblys Drive** Basingstoke RG21 8UN

**Winkworth**



## Bramblys Drive

Basingstoke RG21 8UN

### Accommodation

- Entrance hall
- Living/dining room
- Kitchen
- Three bedrooms
- Shower room
- Garage
- Workshop
- Driveway and car port
- Large gardens
- No onward chain

### Description

This good looking bay fronted semi-detached house is available for sale with no onward chain so a quick move could be available! It is in need of updating and has enormous potential for extension, subject to consents.

It is situated close to Basingstoke's town centre and mainline railway station (approximately 45 minutes into London Waterloo), making this a handy spot for commuters.

The property has a block paved driveway to the front, which is mostly enclosed with timber fencing and a low brick wall.

There is a covered porch with the front door leading into the hallway.

Off to the right is the decent size living/dining room, which has a bay window to the front and french doors to the rear giving a nice view down the length of the back garden.

The kitchen has wall and base cupboards, a 1½ bowl sink unit, space for appliances and a door to the outside.

There is a small understairs cupboard in the hallway.

Heading upstairs, there are two double bedrooms, which have fitted wardrobes (not shown on the floorplans), and a single bedroom.

The original bathroom has been replaced with a shower room and has a white suite.

Externally, the drive extends down the side of the house under a covered car port and leads to the detached garage, which has an inspection pit and a useful workshop area at the end.

The south-west facing rear garden is a good size and has a raised timber deck with lawns beyond.

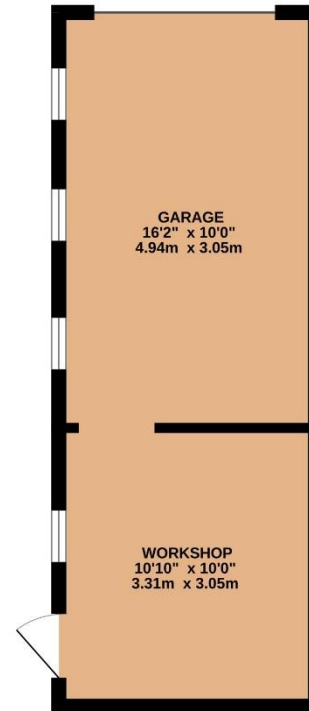
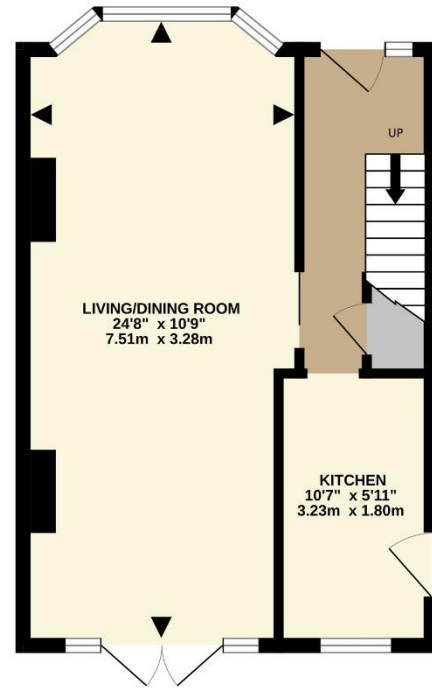
Hot water and heating for the house are provided by a gas fired boiler located in a cupboard on the landing.



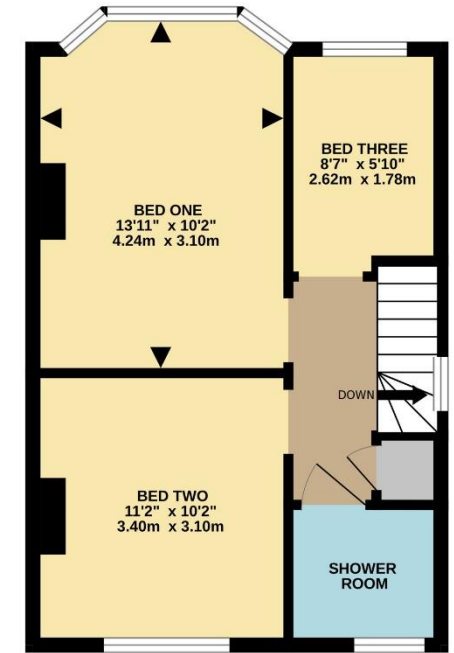
# Brambllys Drive

Basingstoke RG21 8UN

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1019 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

[winkworth.co.uk/Basingstoke](http://winkworth.co.uk/Basingstoke)



See things differently.